MANCHESTER CITY COUNCIL

Planning
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Manchester M60 2LA

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Greenheys Adult Learning Centre

Address Line 1

Upper Lloyd Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M14 4HZ

Description of site location must be completed if postcode is not known:

Easting (x)

384400

Northing (y)

395564

Description

Applicant Details

Name/Company

Title

Mr

First name

Finlay

Surname

Walker

Company Name

Manchester City Council

Address

Address line 1

Manchester Town Hall Extension

Address line 2

Albert Square

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M2 3JL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Finlay

Surname

Walker

Company Name

Manchester City Council

Address

Address line 1

Manchester Town Hall Extension

Address line 2

Albert Square

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M2 3JL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The works proposed by the LAN and Wi-Fi Development Project have been designed in lieu of Manchester City Councils Heritage and Urban Design team mitigating the risk of causing irreparable damage to the Greenheys Adult Learning Centre's historic fabric. Works causing aesthetically harmful or fabric-compromising damage precludes the installation of network equipment. Wi-Fi access points are to be positioned in 3 locations across the site, all mounted using a steel bracket. Steel brackets have been decided upon as the principal mounting method for access points due to their invisibility once an AP has been fixed, their longevity and the minimal damage caused by their installation. Each Steel Bracket will require the use of three screws with a length of 19mm and a diameter of 4mm. Plans detailing the exact locations of the access points and cable runs as well as their installation methods and statements regarding their heritage impact are provided in the accompanying documents with reference to the photographic method statement.

Has the development or work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ◯ Grade I
- ◯ Grade II*
- ⊘ Grade II

Is it an ecclesiastical building?

- ◯ Don't know
- ◯ Yes
- ⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ◯ Yes
- ⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

◯ Yes
⊘ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Other

Other (please specify):
SDA Access Point

Existing materials and finishes:
There are currently access points within the building alongside similar devices. Precedent for the installation of SDA devices exists in the form of access points, fire alarms and electronics fixtures spread throughout the building. These ensure that the installation of access points will not fundamentally alter the buildings character.

Proposed materials and finishes:
The device is encased in a white plastic casing, this will be the material visible when affixed to the wall. As the material is neutral in colour and matches the material and finish of existing devices affixed to the walls and ceiling of the stables. Therefore the device will blend with the surrounding décor, whilst retaining a level of visibility conducive to practically maintaining and operating an internal wide area network.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

⊘ Yes
◯ No

If Yes, please state references for the plans, drawings and/or design and access statement

Additional information can be found throughout the Photographic Method Statement and Heritage Asset Statement.

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

N/A

Date (must be pre-application submission)

12/03/2024

Details of the pre-application advice received

The plans alongside the photographic method statement were reviewed alongside a Career Graded Planning Officer and it was agreed that the works present little to no risk of substantially harming the historic fabric or character of the building.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Finlay

Surname

Walker

Declaration Date

13/03/2024

☑ Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Finlay Walker

Date

15/03/2024