

Planning

Growth & Development

Delegated officer report for planning application

Application no. 137396/LO/2023

Date registered valid: 26 June 2023

Proposal: Listed Building Consent for the installation of replacement: alarm systems; internal and external emergency lighting and building mounted floodlights

Address: Greenheys Adult Learning Centre , Upper Lloyd Street, Manchester, M14 4HZ

Ward(s): Moss Side Ward

Applicant: Manchester City Council

Agent (if any): Thomas Balcombe Manchester City Council

Case officer: Holly Wright
Tel: 0161 219 6381
Email: holly.wright@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 31 August 2023

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 21 July 2023

Standard consultations: Printed: 12 July 2023 Expired: 2 August 2023

Neighbour notifications: Printed: 12 July 2023 Expired: 2 August 2023

Site notice: Posted: 21 July 2023 Expired: 11 August 2023

Press advert: Published: 18 July 2023 Expired: 1 August 2023

Departure from Development Plan: No

Environmental Statement: Not required.

Description of site/building

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

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.



Figure 1. Principal elevation.



Figure 2. Side elevation.



Figure 3. Side elevation.



Figure 4. Rear elevation.

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 replacement: alarm systems; internal and external emergency lighting and building mounted floodlights.

Planning History

108313/LO/2015/S1 - Listed Building Consent for installation of cabling and associated equipment for wifi – **SECRETARY OF STATE APPROVED** (28.04.2015).

Consultations & Notification Responses

Local residents, as per appendix 1 – no comments or objections received.

In response to receiving the revised scheme, the Urban Design & Heritage Team made the following comments:

- From a conservation perspective, I have no objections to the revised scheme.
- The location and product specification of the proposed new light fittings (floodlights and emergency lighting), as well as associated installations are acceptable on heritage grounds, with the other works considered to have a neutral impact on the special interest of the listed building, and thus acceptable in principle.
- I would advise that a condition is attached to the LBC, which covers any additional M&E services not covered by the proposed plans, and where the proposed installation would have a material impact on original/historic fabric and special significance of the Grade II listed building.”

Policies

The following policies are considered relevant in the consideration of this application.

Unitary Development Plan (UDP) – The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered of relevance:

- Policy DC19 – Listed Buildings

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 DM1 – Development Management
- Policy SP1 – Spatial Principles
- Policy EN3 - Heritage

The National Planning Policy Framework (NPPF, 2021)

- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 - Conserving and enhancing the historic environment

For reasons to be outlined below, it is considered that the proposal accords with the principles of these policy documents.

Issues

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.

Principle – the principle of the proposal, to install replacement alarm systems, internal and external emergency lighting and building mounted floodlights, in order to ensure the building’s adherence to current health and safety regulations as well as reducing its energy consumption (through the use of new low energy LED luminaires) is acceptable, however careful consideration of the proposal’s impact on the fabric, character and significance of the listed building is required.

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

1. External Emergency Lighting –

The existing bulkhead above the main entrance currently installed on stonework shall be removed. Due to unknown nature of existing pyro, cable to be left in place and blanked off. Cable and blank plate to be painted black/stone colour.

The existing small LED floodlight to the left of the main entrance to be removed and the existing white supply cable be reused to feed a new black circular LED emergency luminaire. Model: Dextra Amenity Exterior, 430lm, Eyelid, Black Opal, Colour 84, 6.6W, 65 lm/W. New LED emergency light to be fitted to left side of main entrance door to illuminate final exit steps. As required by fire safety order 2005, BS 5266 etc. *See figure 5.*

Existing 3No square bulkheads and supply cabling to be removed. Redundant conduit to be removed. *See figure 5.*

The existing bulkhead above the second entrance currently installed on stonework shall be removed. Due to unknown nature of existing pyro, cable to be left in place and blanked off. Cable and blank plate to be painted black/stone colour. *See figures 5 and 7.*

New black circular LED emergency luminaire to be installed on right hand side of door to illuminate final exit. Model: Dextra Amenity Exterior, 430lm, Eyelid, Black Opal, Colour 84, 6.6W, 65 lm/W. New supply cable to be fed from inside via drilled hole to brickwork. As required by fire safety order 2005, BS 5266 etc. *See figure 7.*

Existing lantern style luminaire to be removed. Redundant cabling and conduit to be removed. *See figure 7.*

West elevation side exit door requires a new circular LED luminaire, model as described above. Supply to come from the inside and drilled through brickwork to outside. As required by fire safety order 2005, BS 5266 etc. New cable to run below floor to wall and rise up to new internal exit sign and through penetration to external emergency luminaire. *See figure 8.*

West elevation floodlight to be lowered to existing conduit junction height. Redundant conduit to be removed. *See figure 8.*

East elevation floodlight to be lowered to existing conduit junction height. Redundant conduit to be removed.

Replacement floodlights are to utilise the following model: Philips Ledinaire 50W LED Floodlight 4000K Symmetrical Beam (<https://theledspecialist.co.uk/philips-ledinaire-50w-led-floodlight-symmetrical-beam-4000k.html>) as agreed in the email correspondence dated to 18/08/2023.

2. Internal Emergency Lighting

As described above, exit signage to be installed to wall as blinds would obscure sign. Cable to run from below floor level and rise up to fitting. *See figure 13.*

Existing exit sign at main entrance to be relocated to left hand side of door. Existing cable to be extended along ceiling and round to reach new fitting. *See figure 10.*

Existing exit sign at second entrance to be relocated to right hand side of door. Existing cable to be extended along ceiling and round to reach new fitting. *See figure 9.*

3. Intruder Alarm Systems

Upgrade existing PIRs to Texecom Capture D20 model keeping existing wiring.

Add additional PIRs to GF classrooms and office rooms that have external windows.

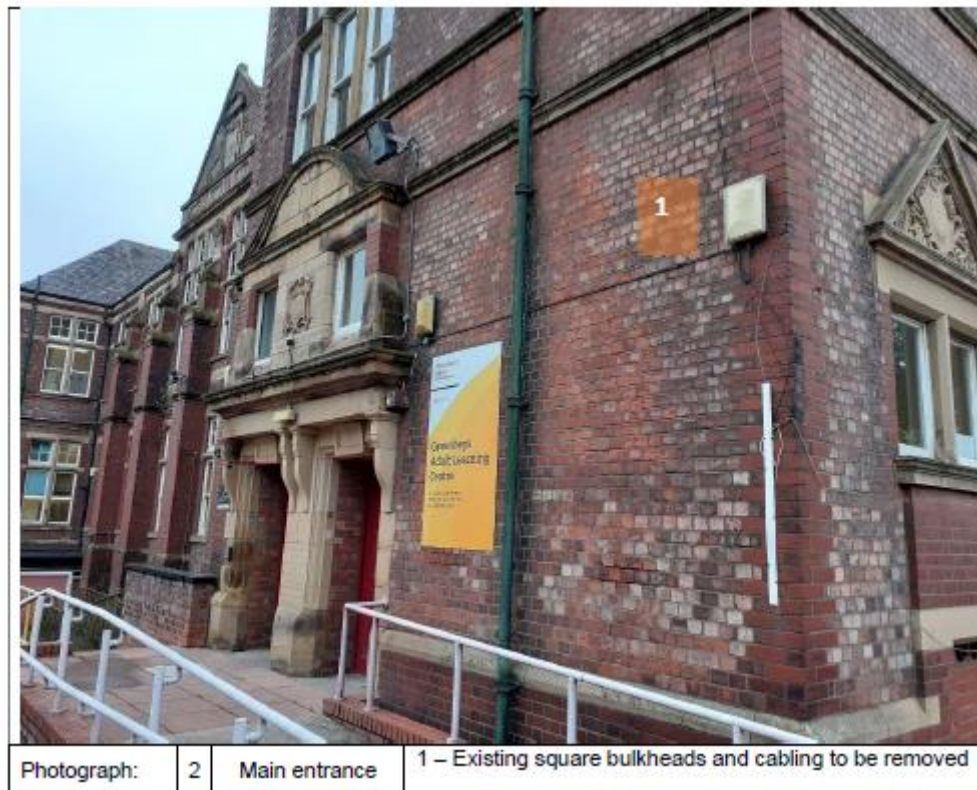
Additional wiring to be contained within false ceiling on existing containment. Existing cable routes are available, and no new penetrations required.

New PIRs installed in corners of rooms as per existing.

Upgrade existing intruder alarm control panel to be able to accommodate new devices (if the existing does not have the capacity). This shall be a similar model from the same manufacturer, installed in existing location.



Figure 5. Submitted photograph of proposed works.



Photograph:	2	Main entrance	1 – Existing square bulkheads and cabling to be removed
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Figure 6. Submitted photograph of proposed works.



Photograph:	3	Second entrance	1 – Lantern luminaire to be removed 2 – Exiting bulkhead to be removed 3 – New cable penetration to supply new circular LED bulkhead.
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Figure 7. Submitted photograph of proposed works.



Figure 8. Submitted photograph of proposed works.

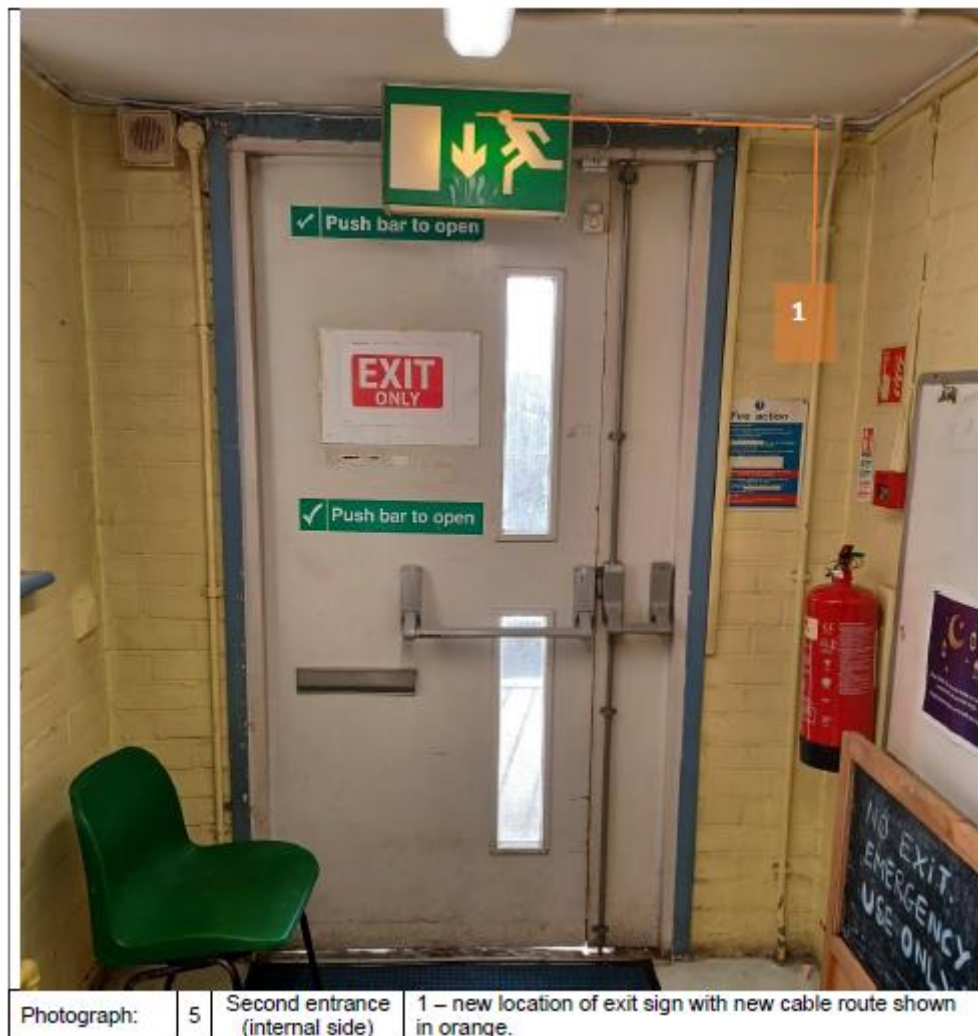


Figure 9. Submitted photograph of proposed works.

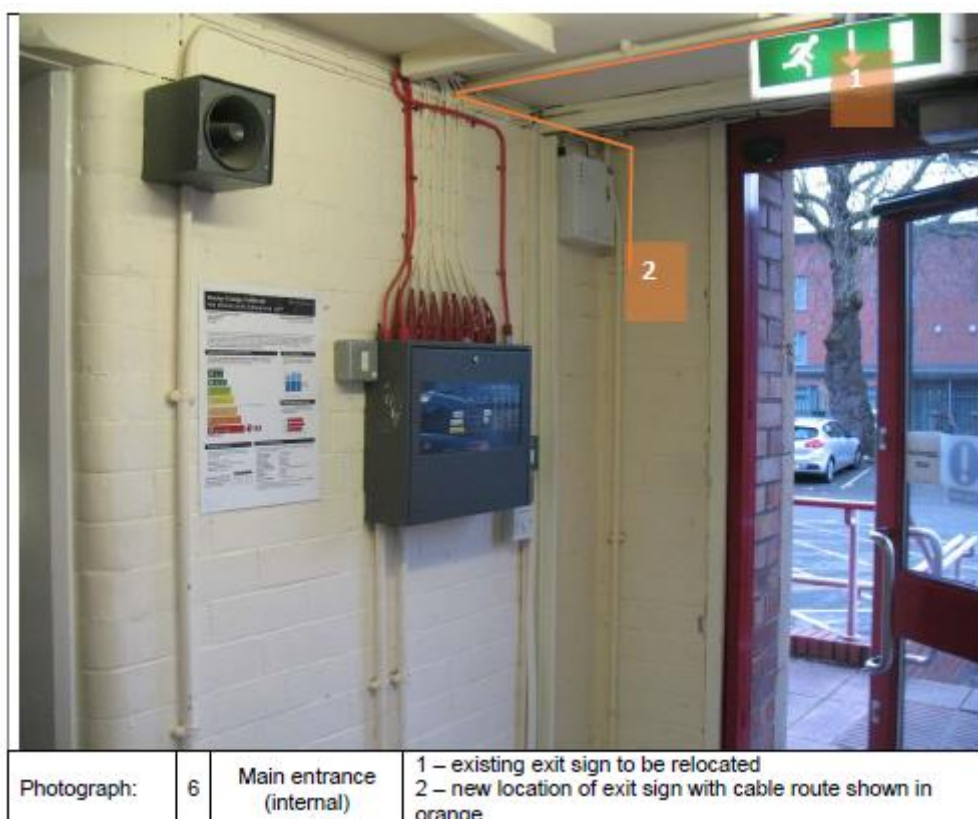


Figure 10. Submitted photograph of proposed works.

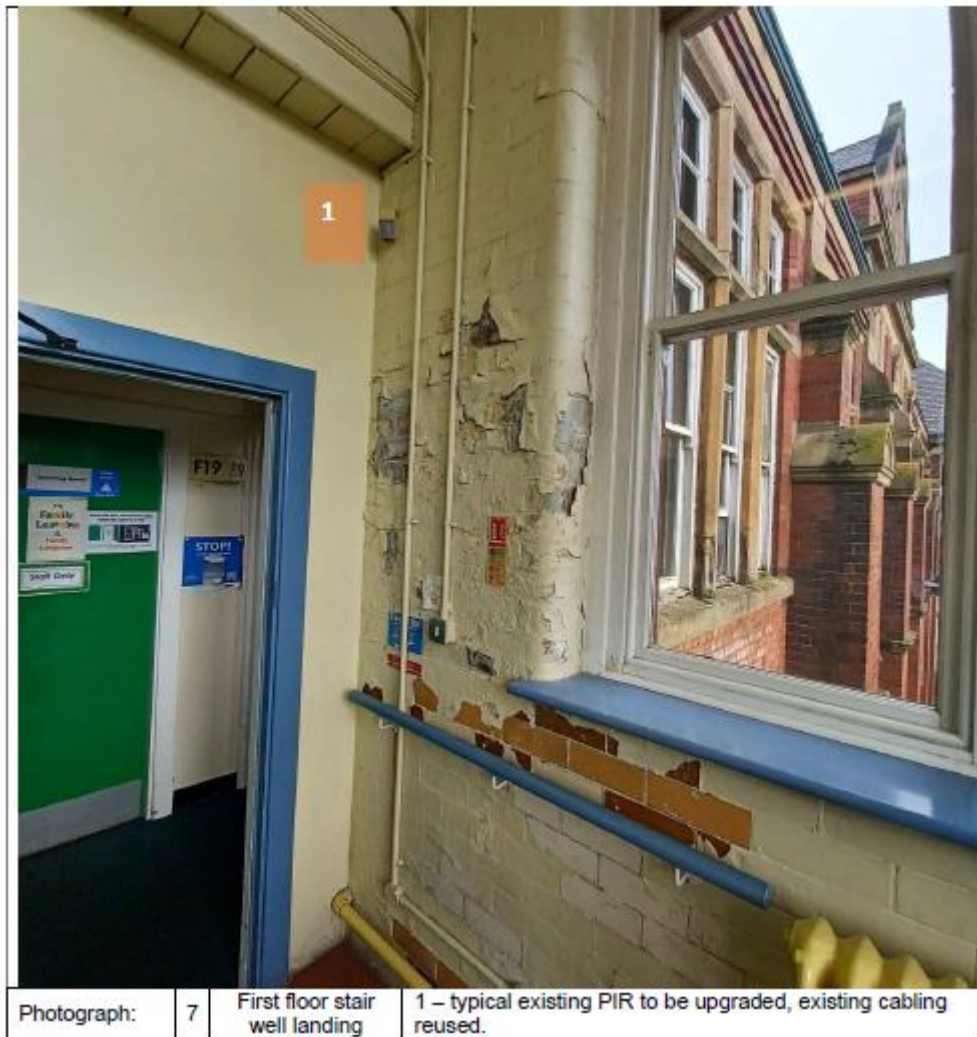


Figure 11. Submitted photograph of proposed works.



Figure 12. Submitted photograph of proposed works.



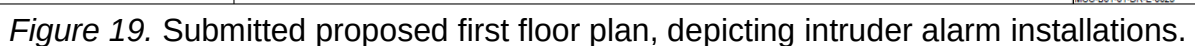
Figure 13. Submitted photograph of proposed works.



Figure 14. Submitted existing main building elevations.



Figure 15. Submitted proposed main building elevations.



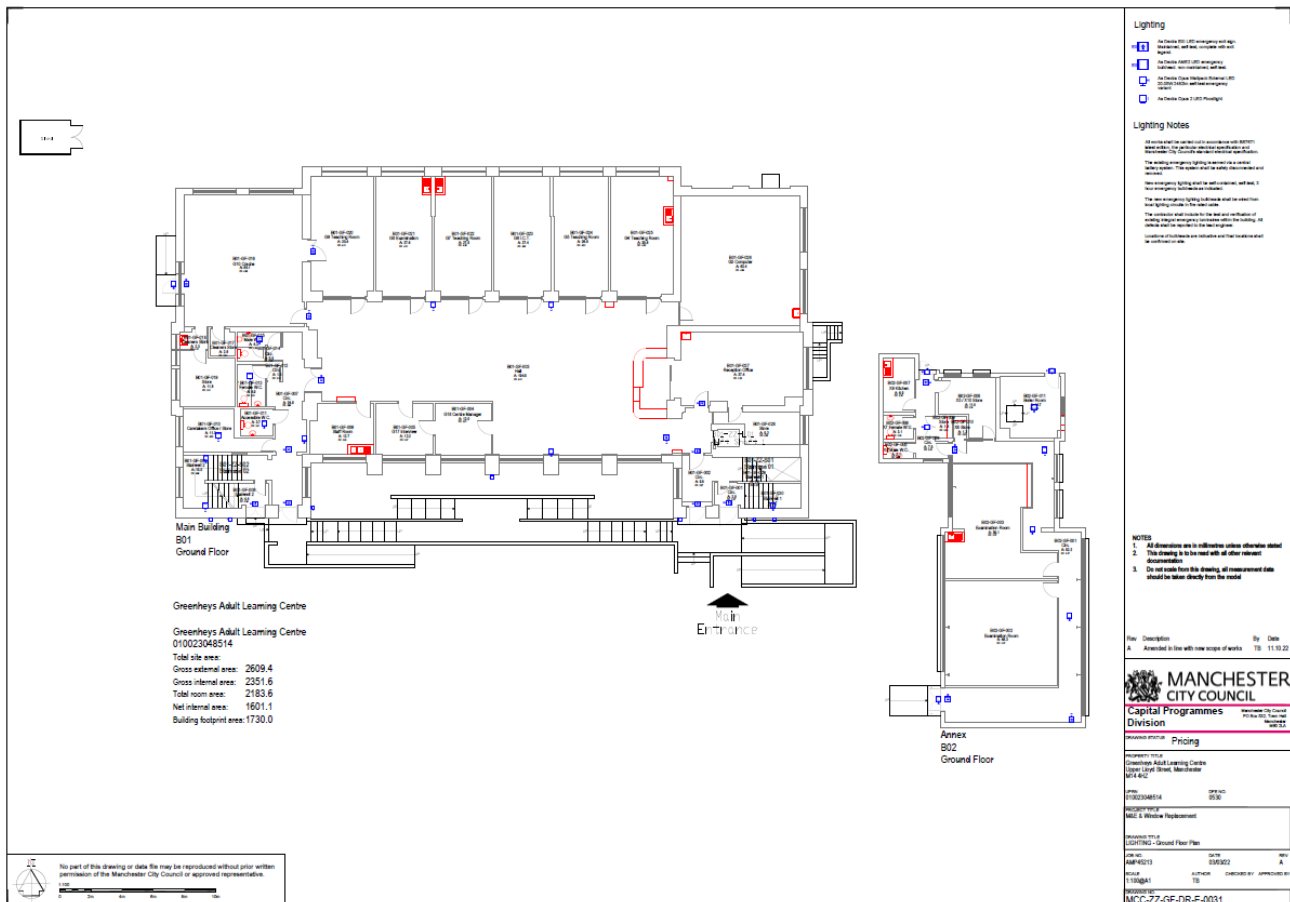


Figure 26. Submitted proposed ground floor plan, depicting internal lighting installations.

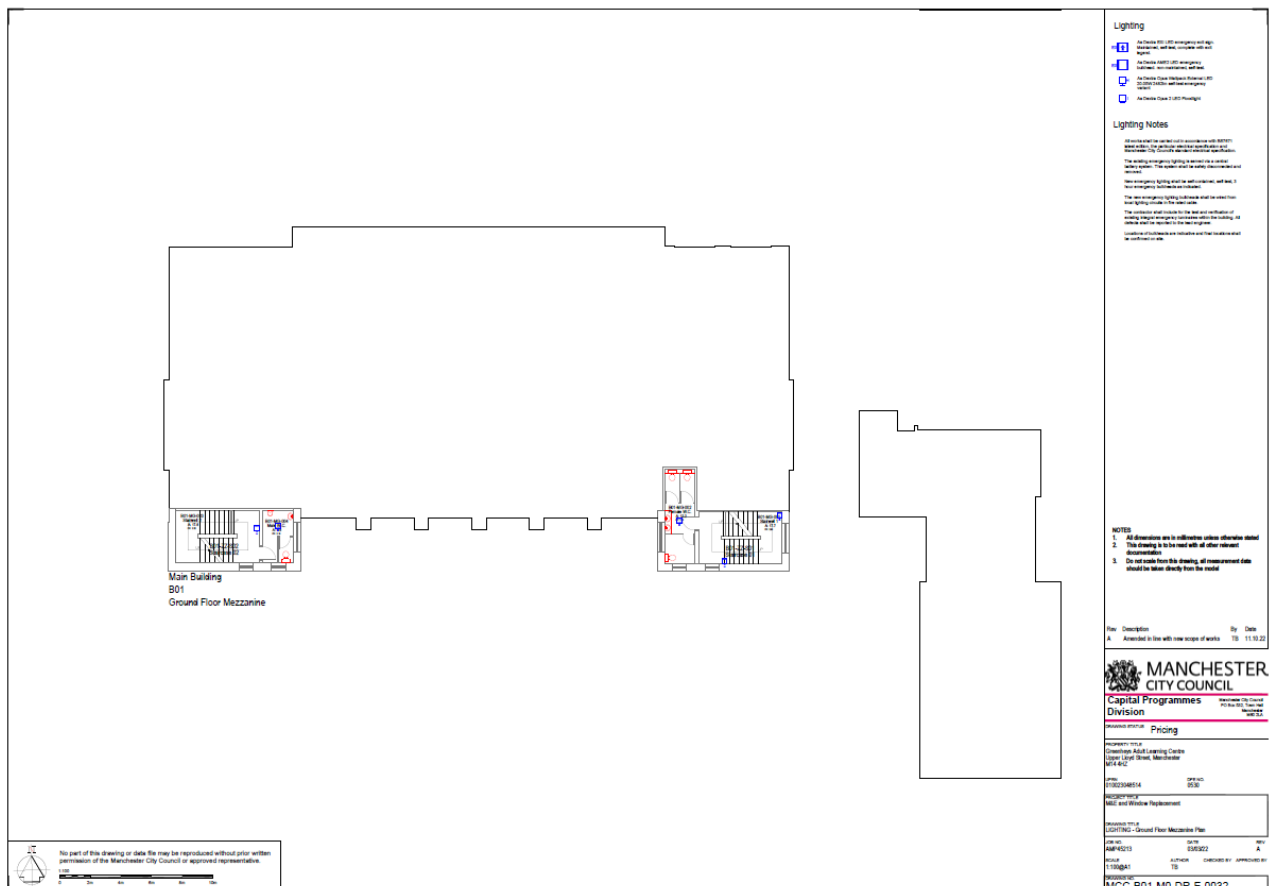


Figure 27. Submitted proposed ground floor mezzanine plan, depicting internal lighting installations.

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 include efforts to reverse these negative interventions, improving and restoring the appearance and visual attractiveness of the building overall through:

- The removal of outdated and redundant fixtures, fittings, cabling, and conduits from the external elevations of the building.
- The installation of replacement, less bulky and more subservient / sympathetic models where necessary (e.g. the proposed external floodlighting) with cabling and plating painted black or to match the stonework present.
- The reusing of existing interventions and penetrations where possible, rather than the creation of new ones, so as to limit the degree of harm caused to the fabric of the building.
- The discrete positioning of fixtures and cabling, obscuring them from view where possible (e.g. with cabling located behind false ceilings, below floor level etc.)

It is believed that, through these efforts, the degree of harm caused to the listed building as a result of the works would be less than substantial as the proposal aims to limit its detrimental impact through the removal and correction of harmful historic interventions and the installation of more subservient and sympathetic models. Moreover, it should be noted that any harm caused as a result of the proposed works would arguably be outweighed by the public benefits that would be experienced, including greater safety and security on site, as well as the requirement to adhere to health and safety regulations and the green benefits incurred as a result of reducing the building's energy consumption. The works would also secure the retention, maintenance and continued use of the building, thereby according with policy DC19 of the UDP.

In addition to this, the Urban Design & Heritage Team made no objection to the revised scheme, indicating that the location and product specification of the proposed new light fittings (floodlights and emergency lighting) as well as their associated installations 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.

Visual and residential amenity – for the reasons outlined above, the proposal is not considered to cause substantial harm to the appearance of the listed building or its surrounding area as it would make clear efforts to remove outdated and redundant fixtures and fittings, thereby reducing the amount of visual clutter present on the building's elevations, improving its current state, as well as utilising smaller, more subservient replacement models to allow for a less intrusive, more sympathetic design whilst still adhering to current health and safety regulations.

In terms of residential amenity, the degree of harm caused as a result of the works is not considered to be excessive or undue. As detailed in the submitted schedule of works, the replacement floodlights would be lowered to the existing conduit junction height and would be no higher than would be necessary to adequately illuminate the building's surrounding car park. Thus, whilst it is acknowledged that the replacement floodlights may cause a degree of harm to nearby residents in terms of the amount of light that they emit, this is not considered to be undue when weighed against the public benefits that would be experienced, in terms of safety and security.

The proposal is therefore considered acceptable due to its accordance with policies DM1 and SP1 of the Core Strategy.

Conclusion – as 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: alarm systems; internal and external emergency lighting and building mounted floodlights, 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 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Act Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following documents:

- 'INTRUDER ALARM – Basement Floor Plan REV A', numbered 'MCC-ZZ-B1-DR-E-0020', stamped as received by the City Council as Local Planning Authority on the 16th August 2023.

- 'INTRUDER ALARM – Ground Floor Plan REV A', numbered 'MCC-ZZ-GF-DR-E-0021', stamped as received by the City Council as Local Planning Authority on the 16th August 2023.

- ‘INTRUDER ALARM – Ground Floor Mezzanine Plan REV A’, numbered ‘MCC-ZZ-M0-DR-E-0022’, stamped as received by the City Council as Local Planning Authority on the 16th August 2023.
- ‘Level 01 Floor Plan’, numbered ‘MCC-B01-01-DR-E-0023’, stamped as received by the City Council as Local Planning Authority on the 16th August 2023.
- ‘LIGHTING – Basement Floor Plan REV A’, numbered ‘MCC-ZZ-B1-DR-E-0030’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘LIGHTING – Ground Floor Plan REV A’, numbered ‘MCC-ZZ-GF-DR-E-0031’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘LIGHTING – Ground Floor Mezzanine Plan REV A’, numbered ‘MCC-B01-M0-DR-E-0032’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘LIGHTING – Level 01 Floor Plan REV A’, numbered ‘MCC-B01-01-DR-E-0033’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘LIGHTING – Level 02 Floor Plan REV A’, numbered ‘MCC-B01-02-DR-E-0034’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘FIRE ALARM – Basement Floor Plan REV A’, numbered ‘MCC-ZZ-B1-DR-E-0010’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘FIRE ALARM – Ground Floor Plan REV A’, numbered ‘MCC-ZZ-GF-DR-E-0011’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘FIRE ALARM – Ground Floor Plan Mezzanine Plan REV A’, numbered ‘MCC-B01-M0-DR-E-0012’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘FIRE ALARM – Level 01 Floor Plan REV A’, numbered ‘MCC-B01-01-DR-E-0013’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘FIRE ALARM – Level 02 Floor Plan REV A’, numbered ‘MCC-B01-02-DR-E-0014’, stamped as received by the City Council as Local Planning Authority on the 26th June 2023.
- ‘Main Building Elevations – PROPOSED LIGHTING REV 00’, numbered ‘MCC-ZZ-ZZ-DR-E-0035’, stamped as received by the City Council as Local Planning Authority on the 18th August 2023.
- Schedule of works labelled ‘Greenheys Adult Learning Centre: Site Progress Meeting 15.08.23’, stamped as received by the City Council as Local Planning Authority on the 16th August 2023.
- Agent email correspondence dated between 19th July 2023 to 29th August 2023.

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

Informatives

1) Any additional M&E services not covered by this listed building consent may require additional permission and the applicant is advised to contact the Local Planning Authority for confirmation.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Unit 5, Monton Street Trading Estate, 69 - 69A Monton Street, Manchester, M14 4LS
Unit 2, Monton Street Trading Estate, 69 - 69A Monton Street, Manchester, M14 4LS
GREENHEYS M O T STATION, Unit 4, Monton Street Trading Estate, 69 - 69A Monton Street, Manchester, M14 4LS
Monton Street Trading Estate, 69 - 69A Monton Street, Manchester, M14 4LS
Unit 1, Monton Street Trading Estate, 69 - 69A Monton Street, Manchester, M14 4LS
42 Upper Lloyd Street, Manchester, M14 4HZ
98 Monton Street, Manchester, M14 4LT
96 Monton Street, Manchester, M14 4LT
88 Monton Street, Manchester, M14 4LT
87 Monton Street, Manchester, M14 4LS
92 Monton Street, Manchester, M14 4LT
100 Monton Street, Manchester, M14 4LT
244 Great Western Street, Manchester, M14 4LH
240 Great Western Street, Manchester, M14 4LH
238 Great Western Street, Manchester, M14 4LH
242 Great Western Street, Manchester, M14 4LH
98 Upper Lloyd Street, Manchester, M14 4JB
236 Great Western Street, Manchester, M14 4LH
234 Great Western Street, Manchester, M14 4LH
232 Great Western Street, Manchester, M14 4LH
230 Great Western Street, Manchester, M14 4LH
94 Monton Street, Manchester, M14 4LT
90 Monton Street, Manchester, M14 4LT
40 Upper Lloyd Street, Manchester, M14 4HZ
86 Monton Street, Manchester, M14 4LT
189 Great Western Street, Manchester, M14 4LN

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