



August 2022

HERITAGE STATEMENT

On behalf of Cornerstone Telecommunications Infrastructure Limited

Planning application relating to the upgrade of an existing radio base station, comprising of *the existing 6no antennas to be removed and replaced with 6no antennas and additional 6no. antennas mounted on new support poles. The installation of 4no. transmission dishes, 2no cabinets. Together with ancillary development thereto, Including the removal of existing Remote Radio Units (RRU's) units to be replaced with 36no new RRU's and 2no. GPS modules.*

Rooftop of YORK HOUSE, YORK STREET, MANCHESTER, M2 3BB

OUR REF: CTIL_12596529

Prepared by
Clarke Telecom Limited
Unit E
Madison Place
Northampton Road
Manchester
M40 5AG

Tel: 0161 785 4500

1.0 INTRODUCTION

This Heritage Statement has been prepared in connection with the upgrading of the existing telecommunication radio base station to enable both Vodafone Limited and Telefonica UK Limited to operate from the same site, providing new 5G services into the network as well as improved 2G/3G/4G coverage and capacity for both operators.

The site is located at York House in Manchester City Centre, which lies within the Upper King Street Conservation Area.

The host building itself is not listed or directly adjacent to any listed buildings; however, there are some nearby Grade II and Grade II* listed buildings in the surrounding area.

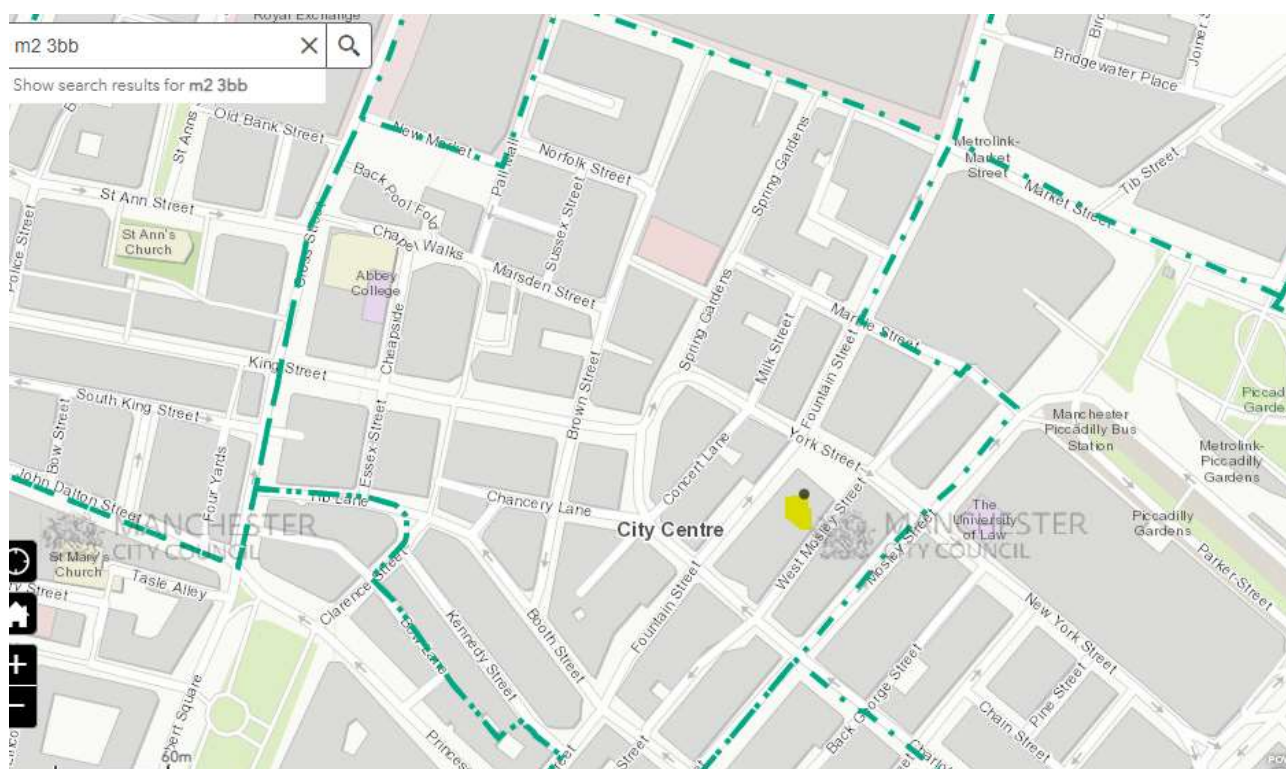


Figure 1: Upper King Street Conservation Area Boundary Map (Source: Manchester City Council). Conservation Area boundary outlined in green, application site highlighted in yellow.

This Heritage Statement provides information with regard to the significance of the built historic environment to fulfil the requirement given in paragraph 194 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

¹ NPPF, MHCLG, 2021

“an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

In order to inform an assessment of the acceptability of the scheme in relation to impacts to the built historic environment, following paragraphs 199 to 202 of the NPPF, any harm to the built historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

As required by paragraph 194 of the NPPF, the detail and assessment in this report is considered to be *“proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”*

The report will also include a photographic record, showing the site context, and spaces and features which might be affected by the proposal.

2.0 METHODOLOGY

In order to relate to key policy, the following levels of harm may potentially be identified when assessing potential impacts of development on heritage assets, including harm resulting from a change in setting:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013² that this would be harm that would *‘have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’*;
- **Less than substantial harm.** Harm of a lesser level than that defined above;
- **No harm (preservation).** A High Court Judgement of 2014³ is relevant to this, in which it was held that with regard to preserving the setting of a listed building or preserving the character and appearance of a Conservation Area, preserving means ‘doing no harm’.

It is important to note that preservation does not mean ‘no change’; it specifically means ‘no harm’. Historic England’s *Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (referred to as GPA 2⁴) states that *“Change to heritage assets is inevitable but it is only harmful when significance is damaged”*. Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. The factor that matters is whether such change is neutral, harmful or beneficial to the significance of an asset.

² EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council

³ EWHC 1895, R (Forge Field Society, Barraud and Rees) v. Sevenoaks DC, West Kent Housing Association and Viscount De L’Isle

⁴ Historic England, *Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (Swindon, 2015).

3.0 PLANNING POLICY CONTEXT

The planning policy overall is set out in the accompanying Supplementary Information Statement. Policies of specific relevance to historic environment considerations are set out below.

3.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Legislation relating to the Historic Environment is primarily set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of listed buildings, where the principles of the NPPF are applied, the requirements of which are now given in paragraph 202 of the revised NPPF, this is in keeping with the requirements of the 1990 Act⁵.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

3.2 National Planning Policy Framework

National policy and guidance is set out in the Government’s National Planning Policy Framework (NPPF), published in July 2021. This replaced and updated the previous National Planning Policy Framework 2019. The NPPF should be read as a whole and is intended to promote the concept of delivering sustainable development.

The NPPF sets out the Government’s economic, environmental, and social planning policies for England. Taken together, these policies emphasise the Government’s vision of sustainable

⁵ Jones v Mordue [2015] EWCA Civ 1243

development, which should be interpreted and applied locally to meet local aspirations. The NPPF recognises that the planning system is plan-led and that Local Plans and, where relevant, Neighbourhood Plans, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy applicable to the proposed development is the presumption in favour of sustainable development. This ‘presumption’ sets out the tone of the Government’s overall stance and operates with and through the other policies of the NPPF. The NPPF sets out three ‘objectives’ to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF.

Heritage Assets are defined in Annex 2 of the NPPF as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including Local Listing).”

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁶

Significance is also defined, as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’. Paragraph 195 states:

⁶ NPPF Annex 2, MHCLG, 2021.

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset), taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 197 goes on to state that:

“In determining planning applications, local planning authorities 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; and

The desirability of new development making a positive contribution to local character and distinctiveness.”

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

“199 – 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

“200 – Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

Grade II listed buildings, or Grade II registered parks or gardens should be exceptional;

Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, Grade I and II listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

In the context of the above, it should be noted that paragraph 201 reads as follows:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh harm or loss, or all of the following apply:

The nature of the heritage asset prevents all reasonable uses of the site; and

No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

The harm of loss is outweighed by the benefit of bringing the site back into use.”

Paragraph 202 goes on to state 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.”

3.3 National Planning Guidance

The Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled. This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important, and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁷

⁷ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed [emphasis added]. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”

3.4 Local Planning Policy

Planning applications within Manchester are currently determined in line with the ‘Saved Policies’ of the Manchester Unitary Development Plan (July 1995) and the Manchester Core Strategy DPD July 2012.

The Manchester UDP contains Policy 18.1, which states that the Council will give particularly careful consideration to development proposals within Conservation Areas. It stresses the importance of the Council’s aspiration to preserve and enhance the character of designated Conservation Areas.

The UDP also contains Policy 19.1, which states that the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of listed buildings, and to protecting their general setting. The Council will seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity.

The Manchester Core Strategy DPD July 2012 contains Policy CC9, which relates to Design and Heritage. It provides guidance in relation to the design of new buildings and development in the context of heritage assets. The policy states that:

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

4.0 THE SITE

The Site is located on the rooftop of York House near Piccadilly. The host building is located within the Upper King Street Conservation Area and is not a listed building.

The general character of the surrounding area in this location is one of mixed-use, mixed architectural nature. Piccadilly is a busy area in the city centre of Manchester, comprising of mixed uses (predominantly retail, office use and leisure) in Manchester City Centre. York House is an 11 floor building.

4.1 Setting Assessment

Step 1 of the methodology recommended by the Historic England guidance *GPA 3: The Setting of Heritage Assets*⁸ is to identify which designated heritage assets might be affected by a proposed development.

Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.

Consideration was therefore made as to whether any of the built heritage assets present within the surrounding area may include the Site as part of their setting which contributes to their overall heritage significance, and therefore may potentially be affected by the proposed scheme.

Initial consideration has concluded that there are six heritage assets which have the potential to be sensitive in regards to development proposal. These comprise:

- The Upper King Street Conservation Area;
- Grade II* Listed Royal Bank of Scotland
- Grade II Listed Colwyn Chambers
- Grade II* Listed Estate Exchange
- Grade II Listed 49, Spring Gardens

⁸ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017)

- Grade II* Listed Portico Library and The Public House

4.2 The Upper King Street Conservation Area

The Council do not have an adopted Conservation Area appraisal for Upper King Street. However, the Council website does contain information about the Conservation Area, its history, and guidance on control of development within it.

Manchester City Council's website provides the following information on the history of the area:

"In medieval times this part of Manchester was open fields to the south of the village of Manchester. There were springs here which provided a supply of water, giving rise to the names Fountain Street and Spring Gardens. In 1557 a pipe was laid to carry the water to the market place near the present location of the Old Shambles. This was the principal water supply for the town for over 200 years. There was also a reservoir close to where Norfolk Street is now.

It was not until the late 17th century that building development started in the area now designated a conservation area. One of the first substantial buildings was Cross Street Chapel, completed in 1694. It was known as the Dissenters Meeting House. In 1662, 2,000 ministers had been ejected from the Church of England because they would not conform to the strict rules of service. One Henry Newcombe founded the Non-conformist Church in Manchester and built a chapel on Plungeon's Meadow, close to a pond which gave rise to the name Back Pool Fold. The chapel was damaged during the Jacobite Rebellion of 1715, restored but finally destroyed by bombing in 1940.

The present building dates from 1958. Many eminent people were in the congregation, including Mrs. Gaskell, Lord Clive of India and Sir William Fairbairn. The Manchester Literary and Philosophical Society held their earliest meetings there for more than fifty years.

Early 18th century development of the area took the form of fashionable residences to rival the Hanoverian houses in St. Ann's Square. Originally known as St. James's Square, the name was changed to King Street after the Jacobite defeat of 1745.

Between 1775 and 1777, two important buildings were erected at the top of the hill. One was Manchester's first purpose-built theatre, the first Theatre Royal, the other being a concert hall. These formed the centre of Manchester's musical and theatrical life until the mid-nineteenth century. Concert Lane at the upper end of King Street, is the last reminder of this era.

With the rapid growth of the town, residences were demolished to make way for more commercially-oriented buildings. The first Town Hall was completed in 1825, on the site of the present Lloyd's Bank, on the corner of King Street and Cross Street. It was designed by Francis

Goodwin and survived until 1911, the Town Council having moved to the present Town Hall in 1877. Also in 1877, the old Town Hall became the country's first free reference library supported by the rates.

By 1825, most houses in King Street had become business houses or professional offices. In 1845, the Bank of England opened its new branch at no. 82, starting a trend which lead to the concentration of the city's financial institutions in this area.

Until 1929, houses were steadily demolished to make space for the prestigious office buildings of banks and insurance companies. The extension of the conservation area in 1985 brought within its boundaries commercial properties up to the west side of Mosley Street and the shops on the south side of Market street. Mosley Street was laid out nearly a century later than King Street and is a natural extension of the central financial district. Market Street, on the other hand, is very much older. It is one of the oldest streets in Manchester, and although originally built up with houses, shops have predominated since medieval times.”

Therefore, the Conservation Area is considered a heritage asset of reasonable significance.

4.3 Grade II* Listed Royal Bank of Scotland

Grade II listed,*

Bank. 1862, by Edward Walters for Manchester and Salford Bank, with extension c.1880 by Barker and Ellis. Ashlar, slate roofs. Rectangular plan on end-of-block site, with portal to left and extension beyond this. Italian palazzo style. The original block is 3 storeys and 7 bays, with massive vermiculated plinth, tall ground floor with banded piers and modillioned cornice carrying balustraded balconies to the 1st-floor windows, pilastered upper floors with Ionic corner pilasters, and massive bracketed cornice with balustraded parapet surmounted by urns. The ground floor has plate glass windows with geometrical tracery, the 1st floor has sashed windows with pedimented architraves (that in the centre segmental and on columns), and the 2nd floor has shorter sashes with moulded architraves. Right-hand return to York Street is 6 bays in matching style. Single-storey portal to left has Tuscan columns, massive consoles to prominent cornice, and balustraded parapet with urns. Extension to left of this is 3 storeys and 4 bays in style matching that of the original building. Interior: very fine banking hall with columns and coffered ceiling. History: last great work of Edward Walters.

The building is of significant history in relation to Manchester City Centre. It is considered a heritage asset of reasonable to high significance as such.

4.4 Grade II Listed Colwyn Chambers

Includes: Nos.17 AND 19 YORK STREET. Formerly headquarters of Lancashire Mercantile Bank, now variously occupied by shops, restaurant and offices. 1898, by J.Gibbon Sankey; altered. Portland stone with polished granite to ground floor, slate roof. Rectangular plan on end-of-block site, with chamfered corners. Neo-Baroque style. Four storeys and 3 principal bays to both facades, plus the corners; with high ground floor of channelled rustication, 3-bay giant Ionic colonnades in antis to 1st and 2nd floors, very prominent enriched cornice to 3rd floor, 3-sided corners carried up to domed octagonal turrets, the angles pilastered and finished with volutes to the set-back lanterns. The corner entrances are round-headed, and have elaborate architraves including pairs of Ionic columns with crouching atlantes on top supporting open segmental pediments, and outer security gates with decorative Art Nouveau ironwork. The windows at ground are mostly altered; those to the upper floors of the 3 main bays have 3 lights at 1st and 2nd floors, 4 lights at 3rd floor, those at the corners are 1-light; and at the right-hand end of the Mosley Street facade is one bay which has a square-headed doorway at ground floor, 2-light windows to the upper floors in a segmental-arched recess, and a segmental cornice. Interior not inspected.

Therefore, it is considered that the building is a heritage asset of reasonable significance.

4.5 Grade II* Listed Estate Exchange

Grade II listed,*

Overseers' and Churchwardens' office, now commercial offices. 1852, raised 1858, both by Thomas Worthington; altered. Red brick with sandstone dressings, slate roof. Rectangular plan. Italian palazzo style. Three-storey 4-window facade with basement and attic (top 2 floors added 1858), with channelled corner pilasters, stone basement, sill-bands to all floors, stone attic storey, very prominent modillioned cornice, and pierced parapet with corner chimneys of brick; round-headed doorway to the right, with panelled architrave and cornice, recessed porch with internal steps; 3 cross-windows at ground floor with panelled jambs and cornices; 4 cross-windows at 1st floor with moulded architraves and pediments on consoles (4th window displaced slightly to the right, aligned over the door); 7-bay arcade of round-headed arched windows at 2nd floor including a central coved niche with shell canopy; 7 oeil-de-boeuf attic windows. Interior not inspected.

It is considered this is a heritage asset of reasonable to high significance.

4.6 Grade II Listed 49, Spring Gardens

Grade II listed,

Commercial building, probably textiles warehouse; now offices. 1888-91, by Alfred Waterhouse. Sandstone ashlar, slate roof. Rectangular plan on end-of-block site, with curved corners, and loading bay to rear. Eclectic style, with some Gothic features. Three storeys with basement and attic, 5 unequal bays plus the corners, symmetrical; with sill-bands and string-courses to all floors, Lombard frieze over 2nd floor, slender brackets to moulded cornice, and blind-arcaded parapet interrupted by gabled attic dormers. The centre bay has a large square-headed entrance with arched chamfered doorway and recessed double doors, and over this a bracketed stone balcony with ornamental iron railings. The windows of all floors (including the basement) are of 2, 3, 2, 3 and 2 lights, those to the basement square-headed and furnished with iron bar grilles, those of the 3 main floors with stilted shouldered heads and colonnettes which have knobbly foliated caps and square abaci, and all sashed without glazing bars; the curved corners have matching 3-light fenestration, with curved glazing; and the attic dormers have coped gables with kneelers, ball-finials on the apexes and the kneelers, and windows with altered glazing. Mansard roof with side-wall chimneys. Returned sides similar, the left with a segmental-headed loading bay entrance to the rear bay. Interior not inspected.

Based on the historic features of the listed building, this makes it a heritage asset of reasonable significance.

4.7 Grade II* Listed Portico Library and The Public House

*Grade II**

Subscription library, subsequently bank and library, now public house and library. 1802-6, by Thomas Harrison of Chester; altered. Sandstone ashlar (roof not visible). Rectangular plan on corner site at junction with Charlotte Street. Classical style. Two storeys with basement and attic, presenting a slightly projected 3-bay pedimented loggia with 4 giant Ionic columns; with a plinth (steps between the columns), 1st floor string-course carried round, moulded architrave, plain frieze and dentilled cornice also carried round; 2 doorways and 3 square 1st-floor windows under the loggia. Inserted in the front wall is a VR post box. The right-hand return wall to Charlotte Street has a doorway into the side of the loggia, a square window above this and another at 1st floor, then breaks forward as a 5-bay colonnade of giant Ionic semi-columns, each bay containing a tall sashed window at ground floor, with pediments and cornices in alternate bays, a square window at

1st floor, and an attic storey expressed as a pilastered parapet; and terminates with one bay beyond. Interior: formerly galleried, with reading room at ground floor level and library on gallery, but ceiling inserted at gallery level c.1920 and ground floor remodelled recently, leaving only the columns of the gallery exposed; 1st floor not inspected, but reported to have saucer dome. History: founded as social, literary and philosophic society, the first honorary secretary being P.M.Roget (author of the Thesaurus); until Public Libraries Act of 1856 was chief circulating library in Manchester; mentioned by Thomas De Quincey in his "Confessions of an Opium Eater.

Due to the history and architectural features of the building it is considered that this is a heritage asset of reasonable to high significance.

5.0 ASSESSMENT OF IMPACT

The application proposal relates to the upgrade of the existing telecommunications site located on the rooftop of York House, Manchester. The scheme involves the removal of 6no. antennas and replacement with 6no. antennas, additional 6no. antennas, the installation of 2no. transmission dishes, 2no cabinets. Together with ancillary development thereto, Including the removal of existing Remote Radio Units (RRU's) units to be replaced with 36no new RRU's and 2no. GPS modules.

The antennas will be located on new support poles to the North West, South and South East corners of the building. The exact positions of these antennas can be found on the proposed site plan drawing enclosed with the application documents.

5.1 Upper King Street Conservation Area

It is imperative to consider that the proposed equipment is located on a rooftop that is predominantly 39 metres above ground level. Given the height above ground level and the building mass of the host property, it is not considered that the proposed equipment will appear prominent in the streetscene as it will be out of the general eye-line of casual passers-by and people entering/travelling through the Conservation Area, who generally speaking will be looking straight ahead rather than up towards the roofline.

The proposed equipment will have some visual impact on the Conservation Area, particularly in wider views on Piccadilly. However the existing wall mounted antennas that have been considered acceptable and are visible. However due to the built-up nature of the area, the height of the building and the positioning of the proposed equipment on the rooftop, there are no views from public vantage points where all of the equipment will be visible at once.



Figure 1: Photo facing York House

The proposed antennas located facing the street of the rooftop will be most visible within the Conservation Area when travelling on the road, in long views of the site when looking upwards. To this extent, the existing equipment in-situ is already an established feature on the rooftop and the antennas are already visible. Irrespective of this, the proposed telecommunications equipment is unlikely to alter the experience and appreciation of the heritage asset from within its immediate surrounds, or from views through the Conservation Area from outside it. Only glimpses of the antennas would be noticeable for a very brief period whilst travelling along the road, and even then, only if people crane their necks to look upwards. Considering the busy street environment of the street, this is not likely to be a common occurrence. The proposed antennas will be located as close as possible to the existing that are to be removed and their proposed material and colour will match that of the existing equipment. The antennas and associated steelwork are proposed to be grey, which will blend with the predominantly grey/white Manchester skyline.

As such, it is considered that the proposal will cause less than substantial harm to the significance of the Conservation Area.

5.2 Grade II* Listed Royal Bank of Scotland

This heritage asset is located to the across the road to the north west of the application site, where the buildings are all in alignment with each other. The architectural nature of the adjacent building facing the John Rylands Library Research essential blocks views at certain points as shown in the images below.



Figure 2: Photo from outside of Royal Bank of Scotland Building

As shown given the positioning of the image the current antennas are visible in relation to the heritage asset. However the replacement and additional antennas will similar to that of the existing they replace. Therefore it is not considered that the proposal will impact upon the manner to which the heritage asset is experienced or appreciated, nor that it will alter the understanding of the historic and artistic interest of the building. Thus, it is considered that the replacement antennas will not cause any harm whilst the additional antennas would cause less than substantial harm to the Grade II* listed Building.

5.3 Grade II Listed Colwyn Chambers

This heritage asset is located to the south west of the application site, on opposite road from the application site. Again there is visibility of the existing wall mounted antennas albeit the antennas that are to be replaced and additional will have a similar appearance and as such it is not considered that the proposal will impact upon the manner to which the heritage asset is experienced or appreciated, nor that it will alter the understanding of the historic and artistic interest of the building. Thus, it is not considered that the proposed equipment will cause harm to the Grade II listed building.



Figure 3: Photo from the side of Colwyn Chambers in context with York House

5.4 Grade II* Listed Estate Exchange

This heritage asset is located to the south west of the application site, and fronts Parsonage Gardens. The application site has partial co-visibility with the heritage asset from within Parsonage Gardens itself, as demonstrated in Figure 9.



Figure 4: Photo taken from Fountain St in context of the Estate Exchange and York House

The planning application proposes to remove the existing 2no. antennas on the north west of the building which is currently visible from this view albeit hardly visible to the naked eye unless strong focus is maintained. These are proposed to be removed and replaced with 2no. antennas and an additional 2no. antennas. The existing antennas in situ look relatively small and inconspicuous when viewed in the context of the host building as such the replacement and additional antennas will be of that of a similar appearance. It is considered that replacement antennas would cause no harm whilst the additional antennas would be less than substantial harm to the Grade II* Estate Exchange.

5.5 Grade II Listed 49, Spring Gardens

The heritage asset is located opposite the rear of the host building which the application site is located upon, and fronts Parsonage Gardens.



Figure 5: Image showing context of heritage asset Spring Gardens in relation to York House

Due to the location of the building, there is limited co-visibility of the heritage asset and the application site. Again to the north west of the building where the replacement 2no. antennas and 2no. additional antennas are to be located. It is considered as such the replacement antennas will not have any impact upon the heritage asset, the way the heritage asset is experienced or appreciated, and it will not alter the understanding of the historic and artistic interest of the building. Whilst the additional 2no. antennas of similar appearance and design as the existing will have a less than substantial harm to the Grade II listed Building.

5.6 Grade II* Listed Portico Library and The Public House

The heritage assets is located to the rear of the application site, As discussed previously in this Heritage Statement, the application site is more visible in long views on Deansgate; thus, there is co-visibility of the heritage assets and application site.



Figure 6: Image of Portico Library and the Public House facing towards York House

There is no visibility, it is not considered that the proposed telecommunications equipment would be viewed in the context of this heritage asset given the built up nature and distance to York House.

It is not considered to detract from the overall experience of the heritage asset and the historical presence they have, nor alter the ability to understand it or enjoy it. It is thus concluded that the proposed equipment will not impact upon the way the heritage asset experienced or appreciated, and therefore will not result in harm to the Grade II* Listed Portico Library and The Public House.

6.0 SUMMARY CONCLUSIONS

In summary, the proposed development is not considered to result in a change that would impact upon the overall heritage significance of the listed buildings located near to the application site that are identified in this Statement. The proposals are thus in accordance with Section 66(1) of the Planning Act, Section 16 of the National Planning Policy Framework, and Policy 19.1 of the Manchester UDP with regards to the protection of listed buildings.

It is considered that, due to the historic significance of the Conservation Area and the views of the application site from within it, the proposal will cause less than substantial harm to the significance of the Conservation Area.

In this regard, Paragraph 202 of Section 16 of the National Planning Policy Framework states:

“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 proposal relates to the upgrade of the existing telecommunications site located on the rooftop of York House, Manchester. The upgrade will improve capacity on the 2G, 3G and 4G networks for two Mobile Network Operators (Vodafone and Telefonica) and will also introduce 5G coverage for both operators to this busy city centre area of Manchester. It will also maintain and improve coverage for the Mobile Virtual Network Operator's (MVNOs) which use the Vodafone and Telefonica network which includes VOXI, Lebara Mobile and Talkmobile on the Vodafone network and GiffGaff, Tesco Mobile, Sky Mobile, Talk Talk Mobile, and Lyca Mobile on the Telefonica network. Therefore, the proposal will not only provide a service for two operators but those who buy network space off them, which is at least 3 with Vodafone and 5 with Telefonica. Customers of all these networks will benefit from a more reliable network as a result of the proposal and will have access to the 5G network. Thus, the public benefits of the proposal are very significant, and as such, it is considered that the benefits of the proposal would outweigh the less than substantial harm to the significance of the Upper King Street Conservation Area. Further details of the extensive benefits provided by the 5G network can be found in the Supplementary Information document submitted as part of the planning application.

It is considered that there will be no substantial harm to, or loss of, any heritage assets as a result of the proposal.